

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
TUESDAY, JANUARY 09, 2024

City/County Government Center, Meeting Room A
5:00 p.m.

1. Kolstad called the meeting to order at 5:00 p.m. The meeting was held in Room A of the City County/Government Center, 160 South Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Michelle Angell
Jeff Hayes
Keith Heisler
Brian Kolstad

Absent

Michelle Ludtke (excused)
Ann Pierce (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development
Merry Arndt, Community Development Specialist

Others in attendance:

None

3. Approval of Minutes

- A. Open Minutes from the Regular Meeting of November 14, 2023

Heisler made a motion to approve the minutes of the Regular meeting on November 14, 2023, seconded by Hayes. Motion Carried.

4. New Business

- A. Approval of Financial Statement

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Heisler made a motion to approve the Redevelopment Authority monthly financial statement as presented; seconded by Angell. Motion Carried.

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B. Resolution No. 24-01 – A Resolution Authorizing the Sale of Property – 437 Russell Street

Hayes made a motion to approve Resolution No. 24-01, seconded by Heisler. Motion Carried.

C. Verbal Update on Housing Rehab Loan Program

Deferred to future meeting.

D. Citizen Participation – CDBG Public Hearing

Kolstad opened the Public Hearing at 5:03 p.m.

- (1) Review and Approve the Annual Action Plan and the List of Estimated Allocations to Proposed Projects for PY 2024

Project Description	Proposed Allocation
a. Owner Occupied Housing Rehabilitation Loans (1-4 Unit Structures)	\$ 220,000.00
b. Renter Occupied Housing Rehabilitation Loans (1-4 Unit Structures)	\$ -
c. Rehabilitation Program Administration	\$ 55,000.00
d. Homestead Opportunity Program	\$ 85,000.00
e. Blight Elimination	\$ 51,000.00
f. Public Facilities	\$ 63,000.00
g. Public Services	\$ 70,000.00
j. Warming Shelter	\$ 20,000.00
l. Undesignated	\$ 18,000.00
m. Administration	\$ 118,000.00
Total	\$ 700,000.00

Benson reviewed that the development of the Annual Action Plan requires two public hearings each years to gain citizen input on the Community Development Block Grant (CDBG) Program. The first public hearing occurred in December to identify needs within the community.

Benson stated that the second public hearing is to approve the proposed Annual Action Plan based upon the identification of needs within the community from the December public hearing.

Benson stated that the PY2024 estimated allocation is \$480,000. Entitlement funds will be budgeted with program income of approximately \$220,000 for a projected budget of \$700,000.

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Benson further reviewed that the appropriate for the U.S. Department of Housing and Urban Development's (HUD) FY2024 has not been determined yet. She reviewed that if the City's allocation is less than anticipated each activity will be proportionately decreased. If the allocation is more than anticipated the Homestead Opportunities, Public Facilities and Blight Elimination activities will be increased.

Benson then reviewed the estimated allocations to the proposed PY2024 projects. The proposed AAP include continuation of the Housing Rehabilitation Loan Program, Homestead Opportunity Program Blight Elimination, Homeless Shelter Utility Assistance, Warming Shelter, Public Facilities, and Public Service.

After three calls for public comment, Kolstad closed the Public Hearing at 5:09 p.m.

E. Resolution No. 24-02 A Resolution Approving the 2024 Annual Plan for Investing Community Development Block Grant Funds

Hayes made a motion to approve Resolution No. 24-02, seconded by Angell. Motion Carried.

5. Correspondence - None

6. Motion to Adjourn

The Authority adjourned by a unanimous consent at 5:11 p.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist